SM 679-05 St. Inigoes Landing VAR 05-0173

MSA-S-1829-5246

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Robert L. Ehrlich, Jr. Governor

Michael S. Steele



Martin G. Madden Chairman

Ren Serey
Executive Director

STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401 (410) 260-3460 Fax: (410) 974-5338 www.dnr.state.md.us/criticalarea/

October 25, 2005

Ms. Stacy Merriman
St. Mary's County Government
Department of Land Use and Growth Management
P.O. Box 653
Leonardtown, Maryland 20650

RE: SM 679-05 St. Inigoes Landing Lot 7 Variance

St. Mary's County Project # 05-0173

Dear Ms. Merriman:

Thank you for providing revised information on the referenced project. The applicant is requesting approval of a variance to construct a new home within the expanded Buffer. The property contains a stream, steep slopes, and highly erodible soils. The 100 foot Buffer is not shown on the plans nor does the plan reference that the entire lot is in the expanded Buffer.

The Commission does not oppose the requested variance. However, the limit of disturbance extends forty feet beyond the house on the northeast side to the top of the slopes. We recommend the limits of disturbance be significantly reduced here to prevent erosion of the slopes and to minimize impacts to the Buffer. The dwelling could also be shifted to the southwest to increase the distance to the steep slopes and further minimize Buffer impact.

If the variance request is approved, the Commission recommends that mitigation be provided for the variance in accordance with the provisions of the St. Mary's County Critical Area Program. Thank you for the opportunity to provide comments on this variance request. If you would like to discuss these comments, please call me at (410) 260-3460.

Sincerely yours,

Michael A. Paone

Mil G. Pan

Program Planner

SM-05-0173

INSPECTION PROCEDURES Critical Area Notes SCD INFORMATION 1. Approximately 3,412 Acres of the Site Area lie within Morylond's Chesapeake Bay Critical Area. Any and all development activities proposed within this area are subject to Critical Area Regulations and will not be permitted until all appropriate local, state and federal agencies have conducted a thorough environmental review and have approved the development plan. 2. The one—hundred foot (100') Critical Area Buffer must remain in The developer shall request that the inspection agency for sediment and erosion control approve work completed at the stages of construction specified below ST. INIGOES LANDING Nancy Sun Lee 259 Bonnyn Dr. Orange Park, FL 32073 (904) 269–2364 control approve work completed at the stages of construction specified below in accordance with the approved sediment and erosion control plan, and the grading or building permit: (1) On all sites, approval of the inspection agency shall be requested upon completion at the installation of perimeter sediment and erosion controls, but before proceeding with any other earth disturbance or grading. SEDIMENT AND EROSION CONTROL NOTES Devaloper 1. Prior to any excavation or placement of embonkment, all control 15% Slopes devices shall be in place. 2. All construction shall be in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control", as prepared by Maryland Dept. of the Environment in association with Soil Conservation Service. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made; and, (ii) Approval shall be requested upon final stabilization of all sites natural vegetation and may not be disturbed except as provided under Chapter 41 of the St. Mary's County Critical Area Ordinance Nokleby Surveying, Inc. 469258 Shangri-La Drive, Lexington Park, MD 20653 (301) 862-3135 Engineering Firm : 3. Sit fence shall be installed per S.C.S. Std Detail #22. 4. Stabilized construction entrance shall be constructed per S.C.S. Std. Detail #24. (Chespeake Bay Critical Area Program). 3. No development is permitted in Tidal or Non-tidal Wetlands or their associated before removal af sediment and erosion controls. (iii) Contractor shall notify M.D.E., Enforcement Division, ot least 48 hours prior 5. Upon completion of all excavation the area shall be sloped and graded as shown. All disturbed areas not otherwise paved, graveled or sodded shall be topsolied, limed, fertilized, seeded and mulched in accordance with S.C.S. Standard Section III. This includes both temporary and permanent stabilization seeding. (my controcted similar monty much, crimatedinal british, or least 40 mouts prior to commencing clearing or grading at (410) 537–3510 or M.D.E., Sediment and Stormwater Administration, 1800 Washington Boulevard, Baltimore, MD 21230–1708 buffers without approval from the appropriate local, state and federal agencies. 4. Any and all afforested or reforested areas created under the provisions of Chapter 41 of the St. Mary's County Comprehensive Zoning Ordinance (Chesapeake Bay Critical Area Program) ond designated on this plat shall be preserved from future disturbance. : Field located on Topography datum from an SEQUENCE OF CONSTRUCTION A. Lime: Two ton Dolomitic Limestone per acre B. Fertilizer: 600ths 0-20-20 per acre 400ths 38-0-0 per acre 500ths 10-20-20 per acre All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of the St. Mary's County Critical Assumed Elevation Clear and grub areas necessary for the installation of perimeter Total Disturbed Area = 0.358 Ac. Remaining clearing and grubbing, rough grading of site for building construction and septic installation. Construct Buildings 500bs 10-20-20 per acre C. Seed; 100bs Kentucky 31 Fescue per acre. 51bs Red Top Clover per acre. 40bs 10-20-20 per acre. Disk lime and aretiizer uniformly into soil D. Mulch: One and ane-half (1 1/2) to two (2) tans af straw per acre. 6. No slope shall be greater than 2:1 unless otherwise approved. 7. Fallowing initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: 4. Seven days as to the surface of all perimeter controls swales. Existing area of impervious surface within 100' Buffer: 6. Existing area of impervious surface within 1,000' Boundary. 7. Proposed area of impervious surface within 100' Buffer: Total Area to be = 0.227 Ac.Final grading and permonent stabilization of all disturbed areas. Remove all sediment controls upon approval by inspecting authority and stabilize the sediment control areas. Vegatatively Stabilized 8. Proposed area of impervious surface within 1,000 Boundary: 5,734 Sq. Ft. 9. Areas with slopes of 15 percent (15%) or greater: 63,058 Sq. Ft. = 185 cy Earth Cut 10. Existing trees or forested areas: 148,627 Sq. Ft. 15,598 Sq. Ft. = 185 cy Earth Fill 10. Existing trees or forested areas: 11. Proposed areas of vegetation clearing: 12. Proposed area of soil disturbance: 13. Planting Agreement to be determined by critical area reviews. 14. There are no known notural heritage areas, habitats of threatened or endangered species, or habitats of significant plants or wiidlife identified within the Site Area in accordance with Chapter 41 of the St. Mary's County Critical Area Ordinonce (Chesapeake Bay Critical Estimates of earthwork quantities are provided solely for the purpose of determining permitting requirements. Since final earthwork quantities are based on many variable conditions which the Engineer has no control, including variability of soils, allowable survey and construction tolerar country and construction tolerar country of the estimates for final construction. The Owner/Developer should require the Contractor's to provide their own estimates of the country like in their respective hits. CONSTRUCTION TIMING 15,598 Sq. Ft. A. Seven days as to the surface of all perimeter controls, swales ditches, perimeter slopes and all slopes greater than 3:1 B. Fourteen days as to all other disturbed or graded areas on the One (1) to Two (2) weeks PHASE II. One (1) to Two (2) weeks project site. 8. All excess dirt to be removed to an approved dump site with an PHASE III. Two (2) to Three (3) months PHASE IV. One (1) to Two (2) weeks approved sediment and erosion control plan PHASE V. Two (2) to Four (4) days General Notes Lot 5 1. This site is located on Tax Map 67 at Crid 17 as P/D Parcel 316. 2. This site contains 3.412 Acres of land, more or less. N 4347'00" E 425.00" 3. Present zoning: RPD/RCA Overlay 4. Building Restriction Lines (BRL's) and Minimum Yord Requirements are established as per the St. Mary's County Zoning Ordinance Vicinity Map - Scale: 1"=3,000 SmC2 as follows: 75' Front. 5. Water supply shall be from a deep drilled well to an approved Lot 7 confined aquifer. 6. Sewage flow shall be to an individual septic system. 3.412 Acres± This Health Department approval certifies that the lots shown herein are in cansanance with pertinent Health Department laws and regulations as of the approval date; however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may woid this approved. The designated perc areas aperoved by the St. Mary's County Health Department for sewage disposal purposes. The approved lats include an approved area of at least 10,000 square feet for sewage disposal purposes as required by current Maryland State Health Department law. Improvements of any nature including, but not limited to, the installation of other utility lines in this area may reader the lots undevelopable. To determine the (48690) Rooftop Discharge is not to be directed toward steep slopes or gulley head. CrD3 Limits of Disturbance 15,598 Sa. Ft. lines in this area may render the lots undevelopable. To determine the exact areas of the lots approved for sewage disposal purposes or to establish a different area for such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health. All utility lines sholl be located outside the Health Department approved sewage easement and no other easement may hinder DEVELOPER'S CERTIFICATE 20.0 7. This subdivision is in compilance with the St. Mary's County Comprehensive Water and Sewer Plan. 8. There shall be a ten (10) foot utility easement along oil lot lines. These easements are to include use by the St. Mary's County Metropolitan I hereby certify that any clearing, grading, construction SECTION and/or development will be done pursuant to this plan and that any responsible personnel involved in the 1. Fence posts shall be a min. of 36" long driven a min. of 16" into the ground. Nood posts shall be 1-1/2" square (min.) out, or 1-3/4"# (min.) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1/g/1. 2. Geotextile shall be fastened securely to each post with wire the or stopies at top and mid-section and shall meet the requirements for Geotextile Close F. 3. Where ends of geotextile fabric come together, they shall be overlapped folded and stapled to prevent sediment bypose. 4. Sit Fence shall be inspected after each rainfall event and maintained when budges occur or when sediment accumulation reaches 50% of this fabric halpht. Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection, and operation of public water construction will have a certificate of attendance at a Maryland Department of the Environment Approved and sewer facilities, should such facilities ever be installed. Training Program for the Control of Sediment and Subject Property does not appear to be in the Flood Hazard Zone as delineated on Flood Hazard Boundary Maps for St. Mary's County, Maryland, and distributed by the Federal Emergency Management Erosion before beginning the project. Area per F.I.R.M. Community Panel #240064-0020 B. Area per F.I.K.M. Community Panel #24004-0020 B. 7. There are no existing wells or sewage easements within 100' of the proposed wells or sewage easements, unless otherwise shown. 7. "Minimum Ownership Statement" - These lots contain at least a 20,000 square foot area which does not include rights-of-way (existing or proposed), 50 year flood plains ond 25% or greater grades. The 20,000 square foot area includes the combined area Nancy Sun Lee of the sewage reserve area plus the building site. This lot will be graded so as to drain surface water away from foundation walls. The grade away from the foundation will fall a minimum of 6 inches within the first 10 feet. 72571 -Surveyor's Certificate - - T PROFILE -2-1/2°# galvantred or aluminum poets I hereby certify that this plan has been prepared in - N' MUL CONTRE TO CONTRE accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the "Grading and Sediment Control Ordinance of St. Mary's County", to the best of my knowledge, information and belief. PLAN VIEW SmC2 PERSPECTIVE VIEW Jerry D. Nokleby - MD Certificate #472 CONSTRUCTION SPECIFICATIONS 35" min poet and 2nd layer filter doth | Name Non - Use 5' - 3' offers or residence or respice commute explosions. | Laught - As required, but not less than 50 feet, except on a single residence let where a 30 feet administration word explosion. | Techniques - Hot less than dis (6) beckes. | Maille - But less than the (10) foot relatives, but not less than the full statis where legisms occurs. | Title Clash - Will be placed over the outlier was prior to placing of stans. Filter will not be proposed on a single involve year demand to the proposed on a single involve residence let. | Surface Maille I surface word footing or diverted forest construction entrances shall be placed toward construction entrances what he placed covers the outliers. If placing is hoperation, a mountained born with the dispers will be _16" min let loyer OF MAA Embed filter cloth & chain-Link fence 8" min into ground End SSF Lot 6 SECTION CrD3 The poets do not need to be set in concrete. Chain link fence shall be fostened securely to the fence poets with m the ground. If there end of filter cloth adjoin each other, they shall be overlapped & folded and stapled to prevent seathment bycoms. Sit Fence shall be impacted ofter each rainfall event and maintained when bulges occur or when seathment accumulation reaches 50% of 117 L=39.27 DETAIL 33 SUPER SILT FENCE MARYLAND DEPT. OF ENVIRONME WATER MANAGEMENT ADMINISTRA R=25.00CrD3 /Whitaker Road 40' R/W ADDRESS: 48690 Whitaker Road Land Use and Growth Management Control Number: 05-0173 <u>Critical Area Site Plan</u> Health Department Department of Land Use Legend **NOKLEBY** and Growth Management Existing Grade (intermediate) Lot 7 Existing Grade (Index) Section 1 SURVEYING Finished Grade Date Date Sit Fence St. Inigoes Landing Super Silt Fence INCORPORATED First Election District Limits of Disturbance Director Director St. Mary's County, Maryland Standard Construction Entrance

Date

Sanitarian

P.C. Chairman

Description

REVISION

46925-B Shangri-La Drive, S.

Lexington Park, Maryland 20653 Phone: (301) 862-3135 * FAX: (301) 862-4360 # 367-17-316

1/18/05

Drawing: 67316sp7

Scale: 1" = 40'

Chkd by: JON

Page

Dwn. by. DSF

1 of 1

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Date

Date